

**AUG  
2004**

# North Long Beach Community Planning Bulletin

[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)



**By: Scott Mangum (562) 570-6435**  
**Scott\_Mangum@longbeach.gov**

DEPARTMENT OF PLANNING & BUILDING  
Community & Environmental Planning Division  
333 West Ocean Blvd. Long Beach, California 90802

## NEW APPLICATIONS FILED

### **1. Conditional Use Permit for a Church at 1000 E. Artesia Blvd. (Case 0407-05) DB (see Attachment 2)**

The existing structure, originally used for commercial retail, is located at the Southeast corner of California Avenue and Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. The proposed use does not meet the code required parking. Twelve onsite parking spaces are present where approximately 35 are required by code depending on the floor plan the applicant will provide. Additionally, a special inspection by a building inspector will be required to address possible building code issues.

The Planning Commission **Public Hearing** is scheduled for **September 16, 2004**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

### **2. Standards Variance for Front Yard setback at 6176 Atlantic Avenue (Case 0407-11) LH (see Attachment 3)**

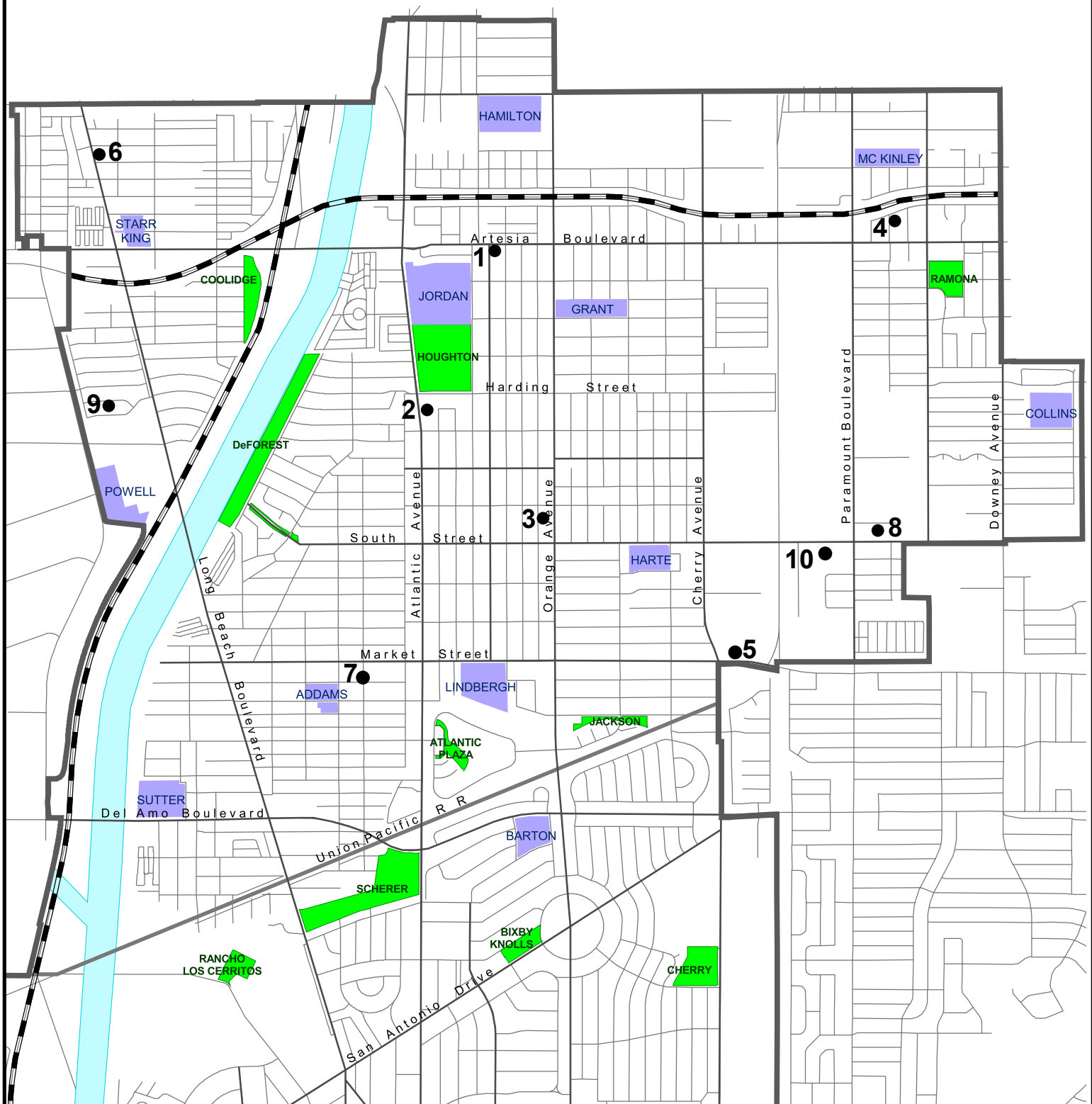
The existing commercial structure was constructed in 1953 and is currently used as a restaurant. The current tenant, El Compa, is requesting a standards variance to allow construction within the front yard setback. The required front-yard setback in the CNA (Commercial Neighborhood Automobile-Oriented) zone is 10 feet. A portion of the Atlantic frontage is already built to the property line. The section of the building where the addition is proposed is currently setback 5 feet from the property line. The proposed addition would be built to the property line and act as an entryway with signage above.

The Zoning Administrator **Public Hearing** is scheduled for **August 9, 2004**, at 2:00 P.M. in Planning and Building 7<sup>th</sup> Floor Conference Room. Written comments may be addressed to the Zoning Administrator, Greg Carpenter, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

### **3. Standards Variance for parking at 5470 Cerritos Avenue (Case 0308-29) JV**

The existing single-family dwelling is located within the R-1-N zoning district. At some point the garage was converted to a second unit. The original application requested an Administrative Use Permit to legalize the second dwelling unit. The

# North Long Beach - Site Location Map



1. 1000 E. Artesia Blvd. - CUP for Church (9/16 PC) □
2. 6176 Atlantic Ave. - Standards Variance for front yard setback (8/9 ZA) □
3. 5470 Cerritos Ave. - Standards variance for parking (8/9 ZA) □
4. 6666 Orizaba Ave. - Tentative Tract Map for 4-unit Condo Conversion (PC) □
5. 2135 E. Market St. - SSPR, SVs for new Retail Building □
6. 6850 Long Beach Blvd. - SSPR, AUP for new Shopping Center w/ Laundromat □
7. Plymouth St. & Elm Ave. - Zone Change, ND for new Park (6/17 PC, 8/3 CC) □
8. 2819 E. South St. - CUP for Cellular Mono-Palm (7/15 PC) □

 Schools  
 Parks



1000 0 1000 2000 Feet

current application seeks relief from the parking requirement of the zoning code. Under the proposal, one enclosed parking space would be provided on site, where two are required by code. The kitchen and bathing facilities would be removed so that the converted garage could not be used as a dwelling unit.

The Zoning Administrator **Public Hearing** is scheduled for **August 9, 2004**, at 2:00 P.M. in Planning and Building 7<sup>th</sup> Floor Conference Room. Written comments may be addressed to the Zoning Administrator, Greg Carpenter, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

#### **PENDING CASES PREVIOUSLY REPORTED ON**

**4. Tentative Tract Map for Condominium Conversion at 6666 Orizaba Avenue (Case 0406-02) DB (see Attachment 4)**

The tentative tract map application requests to subdivide the parcel by converting the existing 4-unit apartment building into a 4-unit condominium. Each unit is two stories, 949 square feet, and contains two bedrooms, and two bathrooms. The existing five garaged parking spaces provide the minimum code requirement of 1 ¼ space per 2-bedroom unit for residential condominium conversions. The application is currently **incomplete**; a Planning Commission date will be scheduled once a completed application is submitted.

**5. Staff Site Plan Review, Standards Variance(s), for a two story retail addition at 2135 E. Market St. (Case 0406-16) VB (see Attachment 6)**

The site is zoned IL (Light Industrial), most retail uses are permitted in the IL zone. A two-story addition, with a 4,450 SF footprint is proposed at the site. The existing structure was formerly used as a restaurant. As proposed the application is deficient in the number of parking spaces, and the parking layout does not meet code (tandem parking is not permitted). The plans submitted do not include a floor plan of the proposed addition, or material or color boards for the site plan review, thus the application submitted is **incomplete**. Once a complete application is submitted, it can be reviewed by the Staff Site Plan Review Committee.

**6. Staff Site Plan Review, Administrative Use Permit for a Shopping Center with Laundromat at 6850 Long Beach Blvd. (Case 0403-07) LF**

The site is currently a vacant lot zoned CCA (Commercial Community Automobile-Oriented). A new one-story 5,906 SF single-story Shopping Center with four tenant spaces is proposed. The only specific use identified is a Laundromat, which requires an Administrative Use Permit in all Commercial zones. The Staff Site Plan Review Committee **denied** the proposed building design and will receive assistance from an RDA contracted architect to work with the applicant on the design. Issues regarding the setback on Long Beach Boulevard, the trash enclosure location, and the number and location of curb cuts were also identified through Staff Site Plan Review. The applicant has **withdrawn** the application.

**7. Staff Site Plan Review, Standards Variance, Zone Change, ND for a new Mini-Park at Plymouth St. and Elm Ave. (Case 0401-14) CB (see Attachment 1)**

The proposed mini-park site encompasses two parcels at the corner of Plymouth and Elm. The main parcel (the NW corner of Plymouth and Elm, 275' x 150') is currently a vacant lot, zoned I (Institutional), while the smaller parcel (NE corner of Plymouth and Elm, 50' x 150') is developed as a parking lot, zoned R1-N (Single-Family Residential). The application requests that the site be rezoned to P (Park). The initial site plan did not provide any on-site parking for the new park. An alternate site plan with ten head-in angled parking spaces on Plymouth Ave. has been prepared. A standards variance for number of parking spaces was required with either site plan. Environmental review for the project consisted of a Negative Declaration (O2-04). Land acquisition for the proposed park was provided by the North Long Beach Redevelopment Project Area.

On June 17, 2004, the Planning Commission **certified** the Mitigated Negative Declaration, **approved** the Standards Variance for less than code required parking and **recommended** that the City Council approve the rezoning from R-1-N (Single Family Residential) and I (Institutional) to P (Park). The next step in the process is for the City Council to consider the rezoning, scheduled for **August 3, 2004**.

**ACTIONS ON COMPLETED CASES**

**8. Conditional Use Permit for Cellular “Mono-Palm” at 2819 E. South St. (Case 0402-23) JM**

The applicant has proposed a 45' high mono-palm, a cellular antenna tower designed to look like a palm tree, to be located approximately 225' from the front property line on South Street. A Conditional Use Permit is required for cellular monopoles in Industrial zones. The Planning Commission **approved** the Conditional Use Permit with conditions at its July 15 hearing. Conditions include planting two live mature palm trees adjacent to the proposed mono-palm.

**9. Standards Variance for rear yard setback at 90 W. Dameron St. (Case 0406-36) DB**

The applicant is requesting a standards variance to construct a 312 SF room addition to a single family residence with a rear yard setback of 7 feet, instead of not less than 10 feet as required in the R-1-N zone. The application was **withdrawn**.

**10. Administrative Use Permit for a 4,800 SF Laundromat at 2612-2616 E. South St. (Case 0404-26) VB (see Attachment 5)**

The existing 14,400 SF Commercial Shopping center is zoned CCA (Commercial Community Automobile-Oriented). An Administrative Use Permit is required for a Laundromat in all commercial zones. The 60' x 80' lease space is currently vacant. The shopping center is in the process of a façade improvement, partially funded by the Redevelopment Agency's North Project Area.

The Zoning Administrator **approved** the Administrative Use Permit request, subject to conditions, at the July 12 Zoning Administrator hearing. Conditions include: requiring an attendant present during all hours of operation, limiting hours of

operations from 6 am to 10 pm, requiring that the parking area be repaved or slurry sealed and re-striped, and that the storefront windows shall be clear for visibility.

## **ANNOUNCEMENTS**

### **11.NLB Community Planning Bulletin Hits the Web**

In an effort to make this document more timely and accessible, the North Long Beach Community Planning Bulletin is available on the internet at: <http://www.longbeach.gov/plan/pb/cpd> (Note: New Web Address). I have also developed an email list that is used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing. If you would like to be added to the email list, please contact me with your email address.

### **12.Long Beach General Plan Update: Land Use and Mobility Plans. Next Meeting tentatively scheduled for October 6 (6:30pm) at Houghton Park**

The Advance Planning Division is currently working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans. Prior to the first meetings in January, each Advisory Committee was provided with information on the City's current land use and transportation plans applicable to each cluster area. At the meetings comments were solicited on what the participants perceived to be the critical land use and mobility issues facing their clusters. This information was compiled into a report titled "Framework for Land Use and Mobility Elements Update – Community Cluster Input Summary."

A second round of meetings was held in March where the highlights of the socioeconomic profile and analysis of current conditions and trends were shared in the City's "Technical Background Report". At the May Community Cluster meeting, participants discussed the implications of these findings and examined the toolbox of planning policies and solutions that can be used to address the challenges facing the community. The June Cluster meeting allowed participants to map out their suggested land use alternatives for North Long Beach.

Maps, demographic information, reports, documents, committee cluster input, and other information is now available online at the General Plan Update website: [http://www.longbeach.gov/apps/advance\\_plan/index.html](http://www.longbeach.gov/apps/advance_plan/index.html)

### **13.I-710 Freeway Long Term Congestion Relief Alternatives**

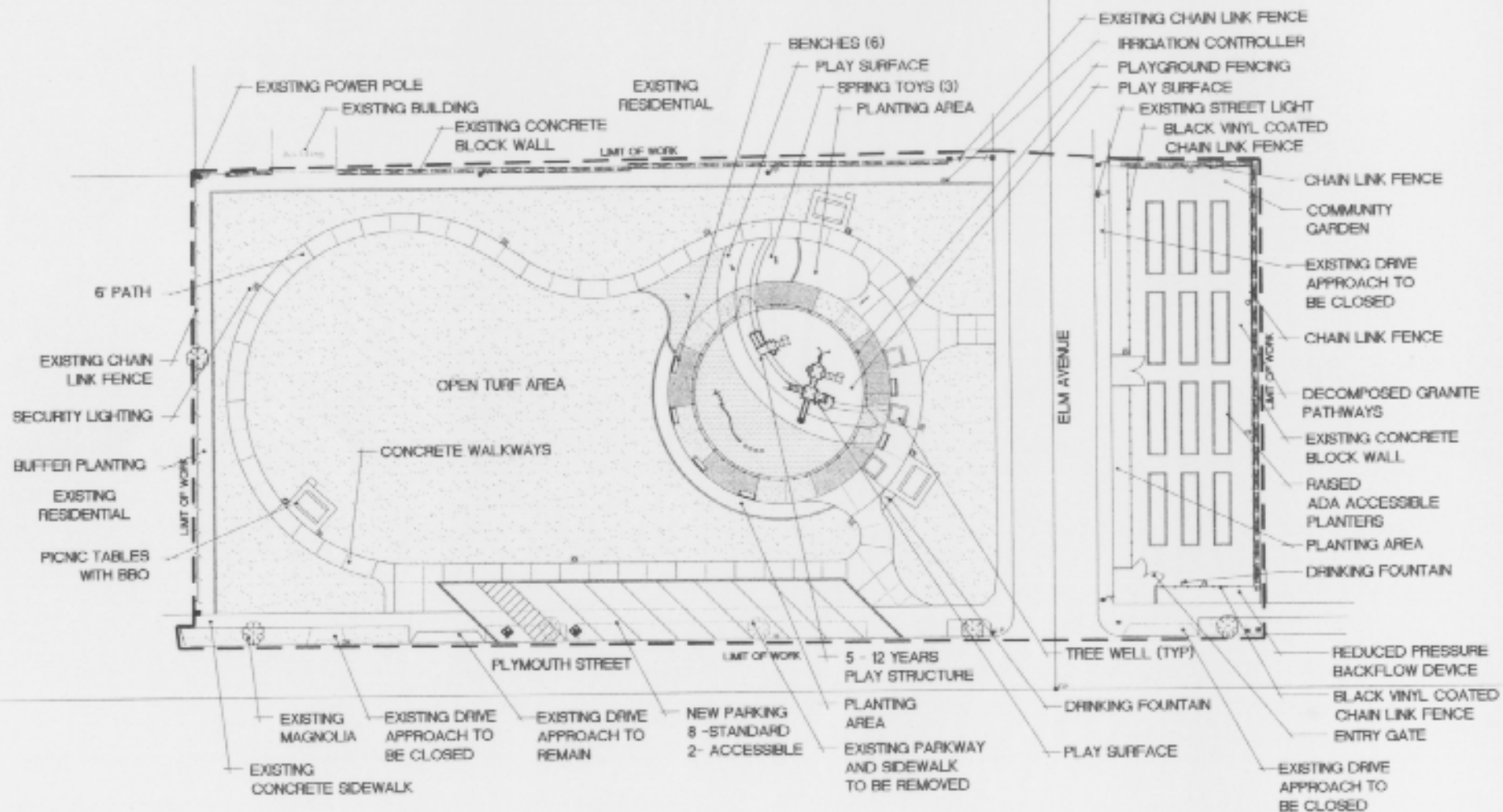
The Oversight Policy Committee of the Gateway Cities Council of Governments voted to develop a hybrid plan combining elements of alternative C, D, and E while adhering to five guiding principles, including minimizing Right-of-Way takings. Initially, a special advisory committee was to choose one of 5 alternatives to relieve congestion on the 710 Freeway. Alternatives included widening the freeway, adding raised lanes, and a "no build" option that would only provide for more minor improvements. Of the 5 Alternatives presented, alternatives C, D, and E would involve taking private property. Information about the initial five alternatives and the I-710 Major Corridor study can be found at: <http://www.gatewaycog.org/i710.html>.

In January and February the Long Beach City Council I-710 Oversight Committee hosted four community roundtable workshops. The roundtable workshops focused on providing information from leading experts on these critical issues and generated a list of recommendations for the Long Beach Oversight Committee to adopt as part of the planning process. On March 18 the Committee conducted a community meeting to release the draft locally preferred strategies to improve the 710 Freeway for community comment. These strategies are based on written and oral public comments that were received during previous community meetings and public workshops. The draft plan has been revised following comments from community meetings in April and May. Following the June 16, 2004 committee meeting of the City Council, the local strategy was **approved** by the full City Council June 22, 2004. Further information on the locally preferred strategy can be found at: <http://www.longbeach.gov/pw/traffic/i710/default.asp>. The local strategy will be presented to Gateway Cities Council of Governments.

### **IMPORTANT PHONE NUMBERS**

Council Member (8 <sup>th</sup> District), Rae Gabelich	(562) 570-6685
Council Member (9 <sup>th</sup> District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing	(562) 570-5028
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance & Building Code Enforcement	(562) 570-6421
Zoning Code Enforcement	(562) 570-7497
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel, Matt Knabe	(562) 256-1921
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867

# ATTACH. 1 (Cont.) ALTERNATE PLAN



City of Long Beach  
PLYMOUTH & ELM MINI PARK

Site Plan - Phase 1



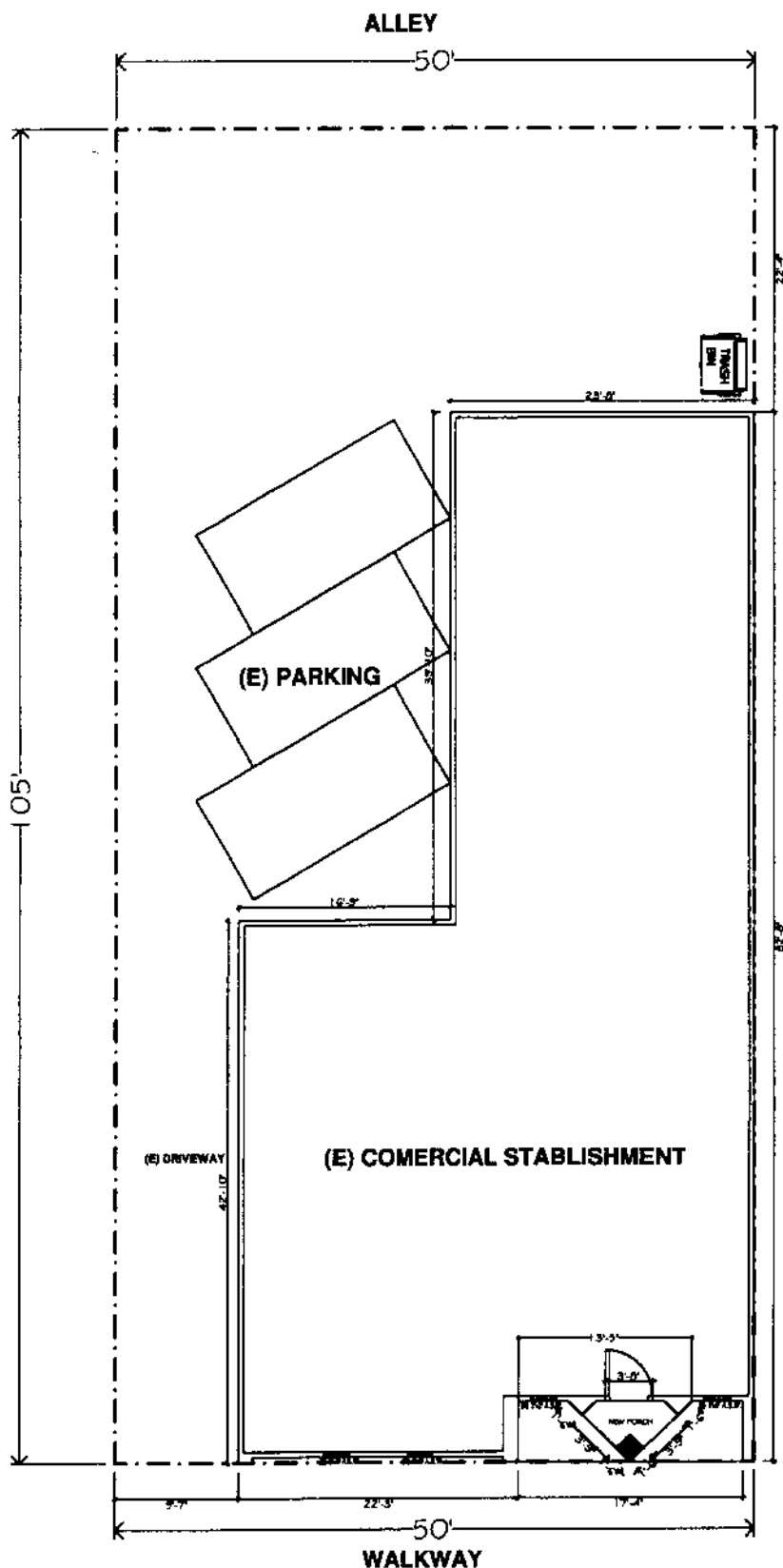
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CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	

1



# ATTACHMENT 3

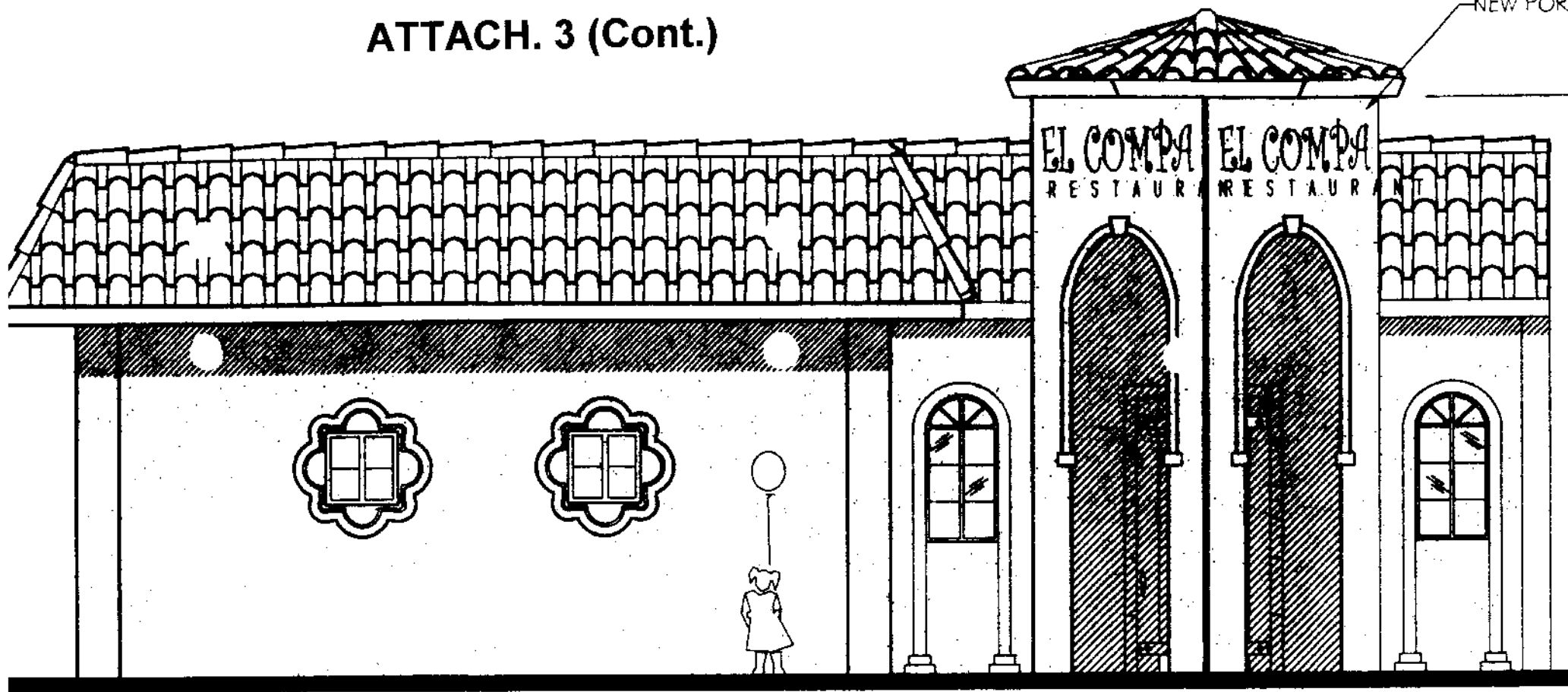


6176 ATLANTIC AVE.

**SITE PLAN**

SCALE: 1/8" = 1'-0"

ATTACH. 3 (Cont.)



**FRONT ELEVATION**

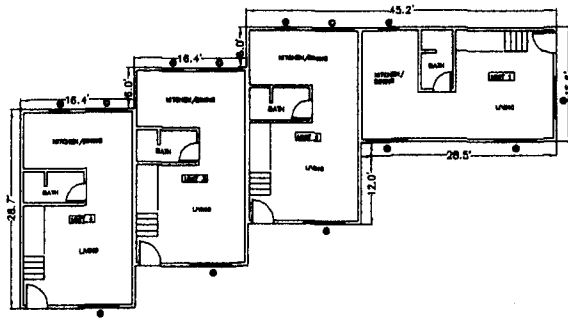
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CF-1

TYPE

F1

# ATTACHMENT 4

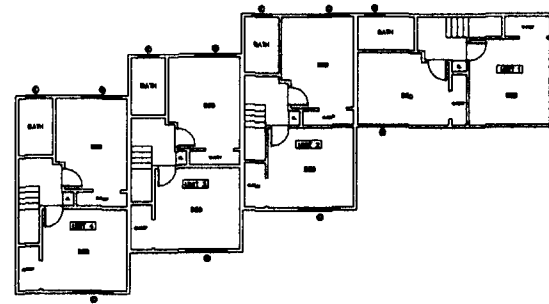


1ST STORY FLOOR PLAN

$\frac{1}{8}'' = 1'$

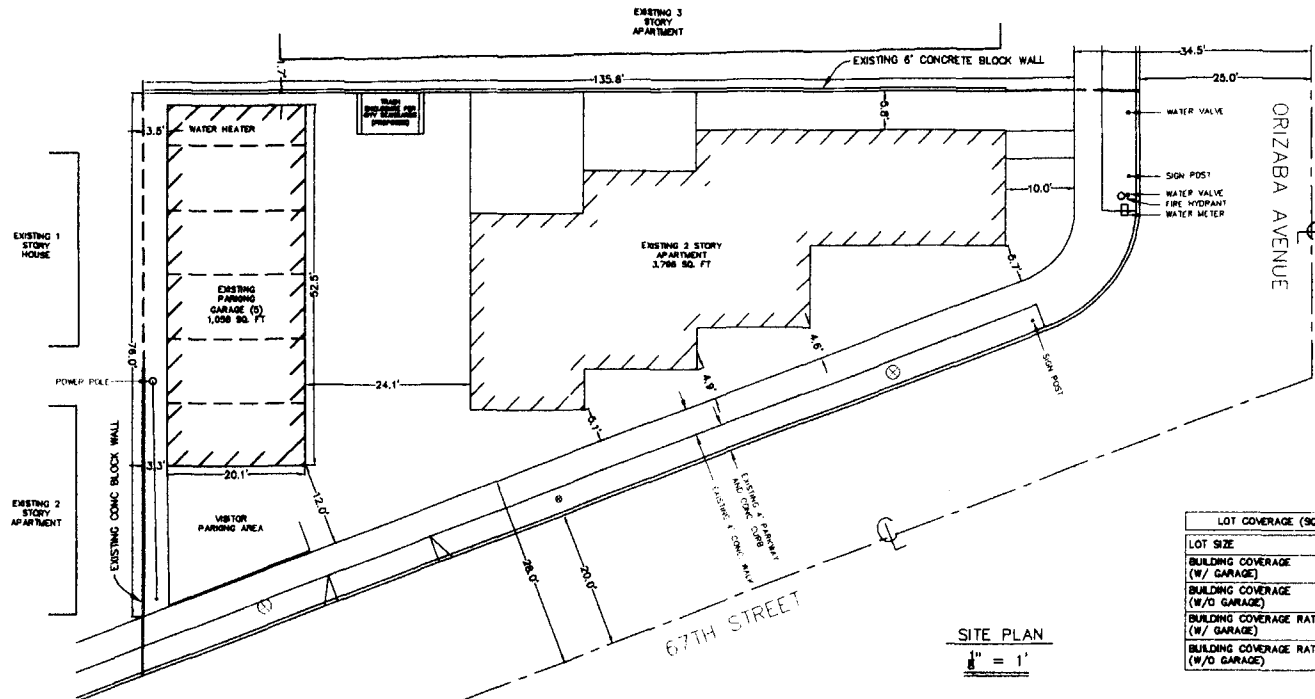
SQUARE FOOTAGE			
UNIT	1ST STORY	2ND STORY	TOTAL
1	478	474	948
2	478	474	948
3	478	474	948
4	478	474	948

WINDOW SCHEDULE		
WINDOW	EXIST. SIZE	NEW SIZE
A	8'x4'	8'x4'
B	3'x3'	3'x3'
C	6'x7'	6'x7'
D	6'x3'	6'x3'
E	3'x2'	3'x2'



2ND STORY FLOOR PLAN

$\frac{1}{8}'' = 1'$



SITE PLAN

$\frac{1}{8}'' = 1'$

LOT COVERAGE (SQ. FT.)	
LOT SIZE	6,830
BUILDING COVERAGE (W/ GARAGE)	4,854
BUILDING COVERAGE (W/O GARAGE)	3,798
BUILDING COVERAGE RATIO (W/ GARAGE)	71%
BUILDING COVERAGE RATIO (W/O GARAGE)	56%

General Notes

No. Revision/Issue Date

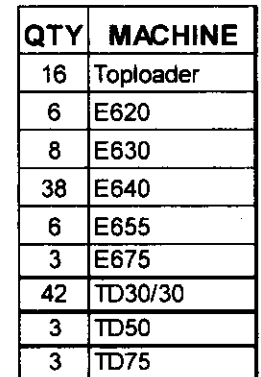
Firm Name and Address  
PPM  
201 10TH ST. UNIT 17  
HUNTINGTON BEACH, CA 92648

Project Name and Address  
6666 ORIZABA AVE.  
LONG BEACH, CA 90805

Project Sheet  
Date 4/1/04 1 OF 1  
Scale AS SHOWN

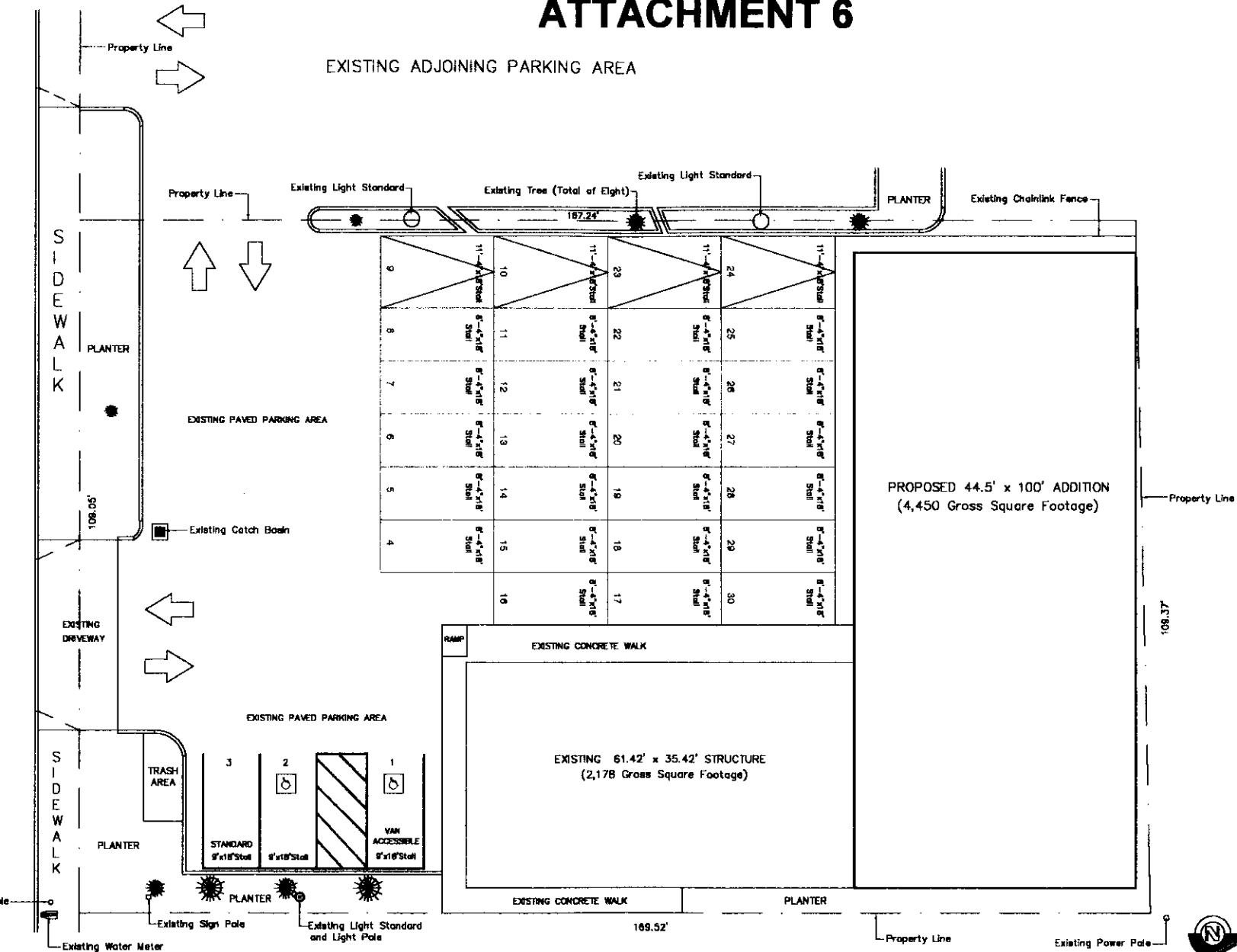


2612-2616 E. South St., Long Beach



# ATTACHMENT 6

EXISTING ADJOINING PARKING AREA



PROPOSED SITE PLAN



**CDM**

CONSTRUCTION DESIGN  
MANAGEMENT COMPANY

5650 SUMNER WAY, #112  
CULVER CITY, CA 90230

LICENSE #: 710011  
PHONE: (310) 215-1730  
FAX: (310) 506-1560  
EMAIL: CDM.CONSTRUCTION@MSN.COM

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OBTAINING THE EXPRESSED  
WRITTEN PERMISSION OF CDM  
CONSTRUCTION.

## REVISION

NO.	DATE	REVISION
NO.	DATE	REVISION
NO.	DATE	REVISION
NO.	DATE	REVISION
NO.	DATE	REVISION

**GREENBRIAR  
CORPORATION  
SITE PLAN  
DRAWINGS**

2135 EAST MARKET STREET  
LONG BEACH, CA 90805

CDM PROJECT NUMBER: 04-020

FILE NAME: D:\CDM\Building structures master plan

PROPOSED SITE PLAN

APPROVAL:

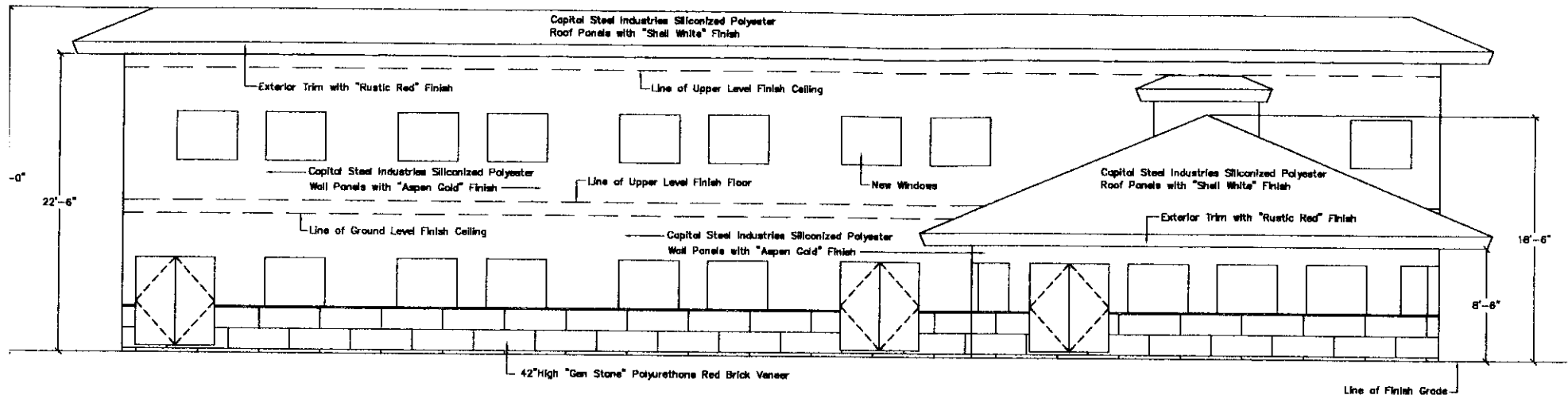
DESIGNED BY: CC CHECKED BY: SW

DRAWN BY: DD DATE: 8-8-04

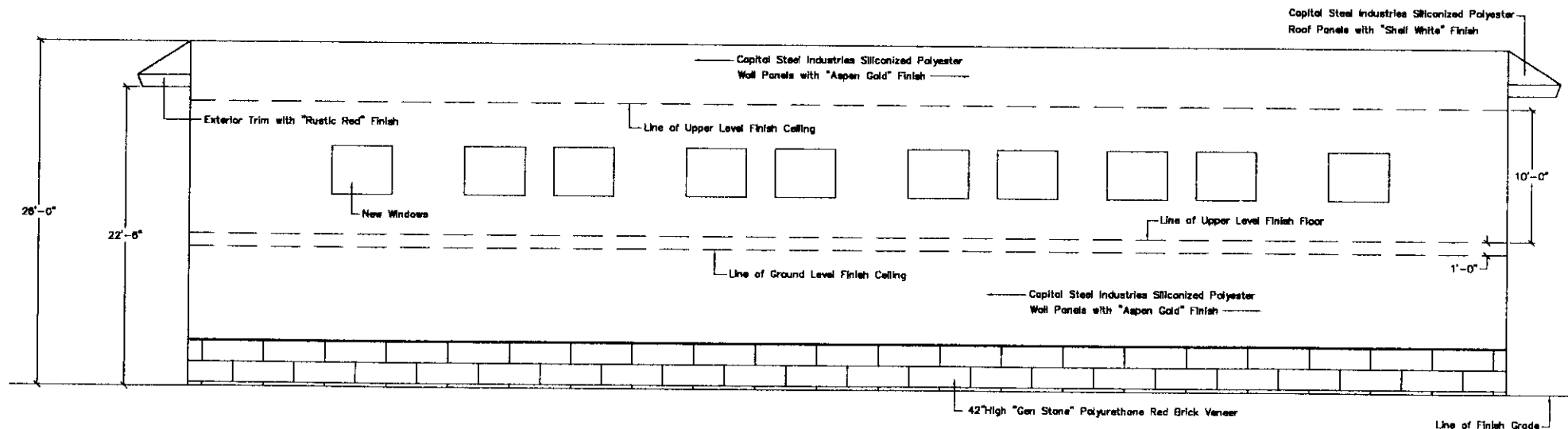
SCALE: 1/8"=1'-0"

SHEET: 3 OF 7

# ATTACH. 6 (Cont.)



PROPOSED SOUTH (FRONT) ELEVATION



PROPOSED NORTH (REAR) ELEVATION

CONST  
MANAG  
5650 SUN  
CULVER  
LICENSE  
PHONE:  
FAX: (311)  
E-MAIL: CC

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SITE  
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2135 EA  
LONG B

CDM PROJE  
FILE NAME: 1

PROP  
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ELEV

APPROVAL:  
DESIGNED BY  
DRAWN BY:  
SCALE:  
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